

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF SEPTEMBER 24, 2013**

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

Commissioners Present: Anne Stevenson, Hank Prebys, Ron Rupert, Michael Condon, Jennifer Henriksen, Alex Pettit, Jane Schmiedeke

Commissioners Absent: none

Staff Present: Connie Locker, Planning Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Prebys) moved to approve the agenda with the addition of 6 S. Washington as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS

402 S. Washington

Applicant: Teresa Gillotti, City of Ypsilanti (absent)

Discussion: Application is for the demolition of a garage at 402 S. Washington. The garage is the only remaining structure on the property. The HDC previously tabled the application pending more information on the removal of materials and site treatment following demolition. Teresa Gillotti, City Planner, provided the HDC with a memo detailing disposal methods.

The HDC notes that questions regarding disposal and site treatment have been answered and it is ready to move forward with the application.

Motion: Prebys (second: Rupert) moves acceptance of the fact that the building at 402 S. Washington has no historical or architectural significance and is of no benefit to the surrounding community.

Approval: Unanimous. Motion carries.

Motion: Schmiedeke (second: Prebys) moves approval of the demolition of the garage at 402 S. Washington.

Approval: Unanimous. Motion carries.

NEW BUSINESS

27 S. Huron

Applicant: Prime Time Real Estate, LLC (absent)

Discussion: Application is for the installation of a sign at 27 S. Huron, per submitted application materials. The HDC notes that the sign should be installed with non-corrosive hardware, but that the design is otherwise appropriate for the Historic District.

Motion: Condon (second: Henriksen) moves approval of the removal of the existing sign at 27 S. Huron and the installation of a new sign as detailed in submitted application materials and cut sheet. Sign shall be affixed with non-corrosive hardware.

Secretary of the Interior Standard:

#9 – Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

110 N. River

Applicant: Ida Marsh (absent)

Discussion: Application is for work that was completed without HDC approval in 2010, including exterior painting, re-roofing, and removal of an exterior sign.

Motion: Rupert (second: Condon) moves approval for the re-roofing, removal of a commercial sign, and repainting at 110 N. River.

Secretary of the Interior Standard:

#5 – Preserve distinctive features.

Approval: Unanimous. Motion carries.

117 E. Cross

Applicant: Nancy Mireau (absent)

Discussion: Application is for new paint colors. A previous application had been approved a month ago for different colors; the applicant wants to revise that with new color selections. The HDC notes the existing stripes painted on the building and is concerned the applicant may once again create stripes on the facade.

Motion: Prebys (second: Rupert) moves approval for exterior painting at 117 E. Cross. The body (all wood lap siding) shall be "Rose Garland," the trim "Raging Sea," and the accent "Deep Space."

Secretary of the Interior Standard:

#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS

6 S. Washington

Applicant: Andrew Epstein, owner (present)

Discussion: The owner met with the HDC a year ago to discuss the old Elbow Room building prior to purchasing it. The building was once 6 and 12 S. Washington, but has since been combined into one building, 6 S. Washington. The owner wonders if the outside of the plain

brick portion (south of the Elbow Room entrance) could be addressed. Specifically, he hopes to add windows to let in more light and would like feedback on what could or could not be done.

In addition, he would like to move the stairs from the back of the building to the front, to exit on S. Washington. Everything would look the same on the exterior, but the current exit (the red door) would turn into an entrance for the stairs.

The HDC notes that the current proposal as discussed seems appropriate to the building's surroundings. Schmiedeke advises that whatever happens to the building needs to be appropriate for the building, so when the business is gone the building remains true to itself.

The HDC notes that when considering altering the exterior, brick would probably be best in order to avoid introducing a new material. It suggests looking for historical photos of the building at the Ypsilanti Historical Society.

ADMINISTRATIVE APPROVALS - none

OTHER BUSINESS

Property Monitoring

613 N. Prospect: Unapproved work continues. Staff will seek a stop work order from the Building Department.

HDC Window Policy

The HDC has determined that, in addition to not allowing vinyl windows in the Historic District, its new policy will be to deny installation of vinyl-clad windows as well due to their poorer quality and shorter lifespan. In addition, materials similar to vinyl, such as the fiberglass Majic windows, are also not approvable.

Fence Fact Sheet

An updated Fence Fact Sheet is reviewed by the HDC. The HDC notes that the wording must be very careful and recommends a different arrangement of photographs. Staff will send the draft document to Schmiedeke for further edits.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – none

HOUSEKEEPING BUSINESS

Approval of the minutes of September 10, 2013

Motion: Rupert (second: Pettit) moves to approve the minutes as presented.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Prebys (second: Henriksen) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:20 PM